



**CENTURY 21.**  
Thompson Realty  
Cayman Islands

**Alex Wood**  
Broker

Office: (345) 949-2100  
Office Fax: (345) 949-0610  
alex@c21cayman.com  
https://century21cayman.com

CENTURY 21 Thompson Realty Ltd., Grand Pavilion Commercial Centre, 802 West Bay Road, Grand Cayman, Cayman Islands KY1-1201

## SOUTH SOUND ROAD DUPLEX

**CIREBA# 414510**

Spotts / Prospect (Grand Cayman) 📍 Cayman Islands

**MLS# 1148919**

Single Family Homes

**1,295,000**



**CIREBA#:** 414510

**District/Area:** Spotts / Prospect (Grand Cayman)

**Region/Country:** Cayman Islands

**Available:** At Closing

**Prop.Type:** Single Family Homes

**Prop.View:** Garden View

**Beds:** 6

**Baths:** 6½

**Living Space:** 4,430 ft²

**Building Type:** Duplex

**Year Built:** 2000

**Land Area:** 0.34 Acres

**Land Zoning:** Residential

**Class:** Residential

### Features and Amenities

**Appliances**

Electric Stove  
Refrigerator  
Dishwasher  
Microwave

**Parking - Type**

Garage

**Air Conditioning**

Split Level A/C

**Laundry**

Washer/Dryer in Unit

**Swimming Pool**

On-Site Pool

**Water Supply**

City Water

**Building - Foundation**

Slab

**Sewage system**

Septic tank

### Remarks

Nestled on 0.34 acres and within walking distance to South Sound beach, bars, restaurants, spa and a supermarket, this very comfortable property favours the investment buyer by offering a number of interesting options to it.

The property was built in 2000 to high specifications and then updated in 2005 to the new building codes.

Both sides of this quaint duplex have their own water and electric meters, the whole property has a 3 foot eaves and the block construction has 2 inch foam on the exterior as well as sprayed foam for roof insulation.

The furniture and decor lends itself to a country cottage feel, real wood kitchens with both granite and stone worktops in very good condition, all appliances are Whirlpool and have either been replaced or in good condition. The left hand side of the property has a one car garage, a very large primary bedroom and an office/den on the first floor as well as a powder room in the hallway. The right hand side of the property has three bedrooms, all on the ground floor with en suite bathrooms and a separate area for laundry and extra storage. The child friendly pool can be heated via a heat exchanger located on the roof and solar panels generate the power for the pool pump (currently a standard pump is being used).

The property is pet friendly with a chain link fence enclosing the rear very well camouflaged due to the clever landscaping, hedging and fruit trees. Contact today, it won't last long.

### Directions

Travelling from George Town on South sound Road the property is located on the left hand side just past the Old Crewe Road Junction . Traveling from the East, take left at the Century 21 roundabout and travel along South Sound Road past Sunrise complex and the property is on your right hand side